

**FRAZER
KIDD**

FOR SALE - REFURBISHMENT / DEVELOPMENT OPPORTUNITY

20 MILL ROAD HILLTOWN



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Location and Situation

Hilltown is a small village located in County Down with a population of c.1,000. It is situated c.38 miles South of Belfast. The property is situated approximately 1.5 miles North of Hilltown. The Mill Road is accessed via the Rathfriland Road.

Description

The property extends to 0.5 of an acre comprising of a yard with a detached three bedroom house, stable, workshop building and an area of hard standing.

Accommodation

We understand the accommodation to be as follows:-

Reception Room 1	15.66 m2	(167 sq ft)
Reception Room 2	14.00 m2	(151 sq ft)
Office	14.66 m2	(158 sq ft)
Kitchen/Conservatory	7.53 m2	(81 sq ft)
Shower Room	2.76 m2	(30 sq ft)
Bedroom 1	15.97 m2	(172 sq ft)
Bedroom 2	10.50 m2	(113 sq ft)
Bedroom 3	15.04 m2	(162 sq ft)
W.C	2.12 m2	(23 sq ft)
Bathroom	4.54 m2	(49 sq ft)
Workshop	56.71 m2	(610 sq ft)
Stable	50.83 m2	(547 sq ft)

Rates

Capital Value: £105,000
Domestic Rate Pounding: 0.007869
Rates Payable: Approximately £826.25 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

EPC

TBC.

Price

Offers in the region of £85,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents.

Frazer Kidd

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